

**Notice of Completion & Environmental Document Transmittal**

Mail to: State Clearinghouse, P. O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613  
 For Hand Delivery/Street Address: 1400 Tenth Street, Sacramento, CA 95814

SCH # **2006042024****Project Title:** MARINA CENTERLead Agency: City of EurekaContact Person: Sidnie L. OlsonMailing Address: 531 K StreetPhone: 707-441-4265City: EurekaZip: 95501County: Humboldt**Project Location:** County: Humboldt City/Nearest Community: EurekaCross Streets: Broadway, Washington, Waterfront Drive and Commercial Street Zip Code: 95501Lat. / Long.: 40 ° 48 ' 00 " N 124 ° 10 ' 40 " WTotal Acres: 43Assessor's Parcel No.: see belowSection: 21&22 Twp.: 5N Range: 1W Base: HBMWithin 2 Miles: State Hwy #: 101Waterways: Humboldt Bay

Airports: \_\_\_\_\_

Railways: NCRA

Schools: \_\_\_\_\_

**Document Type:**
 CEQA: ☐ NOP  
☐ Early Cons  
☐ Neg Dec  
☐ Mit Neg Dec

☒ Draft EIR  
☐ Supplement/Subsequent EIR  
 (Prior SCH No.) \_\_\_\_\_  
 Other \_\_\_\_\_

 NEPA: ☐ NOI  
☐ EA  
☐ Draft EIS  
☐ FONSI

 Other: ☐ Joint Document  
☐ Final Document  
☐ Other \_\_\_\_\_
**Local Action Type:**
☐ General Plan Update  
☒ General Plan Amendment  
☐ General Plan Element  
☐ Community Plan  
☐ Specific Plan  
☐ Master Plan  
☐ Planned Unit Development  
☐ Site Plan

☒ Rezone  
☐ Prezone  
☒ Use Permit  
☒ Land Division (Subdivision, etc.)  
☐ Annexation  
☐ Redevelopment  
☒ Coastal Permit  
☒ Other LCP Amend
**Development Type:**
☒ Residential: Units 54 Acres 1.6  
☒ Office: Sq.ft. 104K Acres 2.4 Employees \_\_\_\_\_  
☒ Commercial: Sq.ft. 340K Acres 7.8 Employees \_\_\_\_\_  
☒ Industrial: Sq.ft. 70K Acres 1.6 Employees \_\_\_\_\_  
☐ Educational  
☐ Recreational

☐ Water Facilities: Type \_\_\_\_\_ MGD \_\_\_\_\_  
☐ Transportation: Type \_\_\_\_\_  
☐ Mining: Mineral \_\_\_\_\_  
☐ Power: Type \_\_\_\_\_ MW \_\_\_\_\_  
☐ Waste Treatment: Type \_\_\_\_\_ MGD \_\_\_\_\_  
☐ Hazardous Waste: Type \_\_\_\_\_  
☒ Other: Wetland Restoration 11.89 acres
**Project Issues Discussed in Document:**

<input checked="" type="checkbox"/> Aesthetic/Visual	<input type="checkbox"/> Fiscal	<input checked="" type="checkbox"/> Recreation/Parks	<input checked="" type="checkbox"/> Vegetation
<input checked="" type="checkbox"/> Agricultural Land	<input checked="" type="checkbox"/> Flood Plain/Flooding	<input checked="" type="checkbox"/> Schools/Universities	<input checked="" type="checkbox"/> Water Quality
<input checked="" type="checkbox"/> Air Quality	<input type="checkbox"/> Forest Land/Fire Hazard	<input type="checkbox"/> Septic Systems	<input checked="" type="checkbox"/> Water Supply/Groundwater
<input checked="" type="checkbox"/> Archeological/Historical	<input checked="" type="checkbox"/> Geologic/Seismic	<input checked="" type="checkbox"/> Sewer Capacity	<input checked="" type="checkbox"/> Wetland/Riparian
<input checked="" type="checkbox"/> Biological Resources	<input checked="" type="checkbox"/> Minerals	<input checked="" type="checkbox"/> Soil Erosion/Compaction/Grading	<input checked="" type="checkbox"/> Wildlife
<input checked="" type="checkbox"/> Coastal Zone	<input checked="" type="checkbox"/> Noise	<input checked="" type="checkbox"/> Solid Waste	<input checked="" type="checkbox"/> Growth Inducing
<input checked="" type="checkbox"/> Drainage/Absorption	<input checked="" type="checkbox"/> Population/Housing Balance	<input checked="" type="checkbox"/> Toxic/Hazardous	<input checked="" type="checkbox"/> Land Use
<input type="checkbox"/> Economic/Jobs	<input checked="" type="checkbox"/> Public Services/Facilities	<input checked="" type="checkbox"/> Traffic/Circulation	<input checked="" type="checkbox"/> Cumulative Effects
<input checked="" type="checkbox"/> Other <u>Greenhouse Gas Emissions, Urban Decay</u>			

**Present Land Use/Zoning/General Plan Designation:**

Public/Quasi-Public, Limited Industrial, Highway Service Commercial

**Project Description:** (please use a separate page if necessary)

Project Description - see attached

 Assessor Parcel Numbers: 001-014-002; 003-021-009; 003-031-003; 003-031-008; 003-031-012; 003-031-013; 003-041-005; 003-041-006;  
 003-041-007; and 003-051-001

## Reviewing Agencies Checklist

Lead Agencies may recommend State Clearinghouse distribution by marking agencies below with and "X".  
If you have already sent your document to the agency please denote that with an "S".

<input type="checkbox"/> Air Resources Board	<input type="checkbox"/> Office of Historic Preservation
<input type="checkbox"/> Boating & Waterways, Department of	<input type="checkbox"/> Office of Public School Construction
<input type="checkbox"/> California Highway Patrol	S <input type="checkbox"/> Parks & Recreation
S <input type="checkbox"/> Caltrans District # <u>1</u>	<input type="checkbox"/> Pesticide Regulation, Department of
<input type="checkbox"/> Caltrans Division of Aeronautics	S <input type="checkbox"/> Public Utilities Commission
<input type="checkbox"/> Caltrans Planning (Headquarters)	<input type="checkbox"/> Reclamation Board
<input type="checkbox"/> Coachella Valley Mountains Conservancy	S <input type="checkbox"/> Regional WQCB # <u>1</u>
S <input type="checkbox"/> Coastal Commission	<input type="checkbox"/> Resources Agency
<input type="checkbox"/> Colorado River Board	<input type="checkbox"/> S.F. Bay Conservation & Development Commission
<input type="checkbox"/> Conservation, Department of	<input type="checkbox"/> San Gabriel & Lower L.A. Rivers and Mtns Conservancy
<input type="checkbox"/> Corrections, Department of	<input type="checkbox"/> San Joaquin River Conservancy
<input type="checkbox"/> Delta Protection Commission	<input type="checkbox"/> Santa Monica Mountains Conservancy
<input type="checkbox"/> Education, Department of	S <input type="checkbox"/> State Lands Commission
<input type="checkbox"/> Energy Commission	<input type="checkbox"/> SWRCB: Clean Water Grants
S <input type="checkbox"/> Fish & Game Region # <u>1</u>	<input type="checkbox"/> SWRCB: Water Quality
<input type="checkbox"/> Food & Agriculture, Department of	<input type="checkbox"/> SWRCB: Water Rights
<input type="checkbox"/> Forestry & Fire Protection	<input type="checkbox"/> Tahoe Regional Planning Agency
<input type="checkbox"/> General Services, Department of	S <input type="checkbox"/> Toxic Substances Control, Department of
<input type="checkbox"/> Health Services, Department of	<input type="checkbox"/> Water Resources, Department of
<input type="checkbox"/> Housing & Community Development	
<input type="checkbox"/> Integrated Waste Management Board	S <input type="checkbox"/> Other <u>North Coast Unified Air Quality Mgmt Dist.</u>
S <input type="checkbox"/> Native American Heritage Commission	<input type="checkbox"/> Other _____
<input type="checkbox"/> Office of Emergency Services	

### Local Public Review Period (to be filled in by lead agency)

Starting Date December 1, 2008 Ending Date January 31, 2009

### Lead Agency (Complete if applicable):

Consulting Firm: <u>ESA</u>	Applicant: <u>CUE VI LLC</u>
Address: <u>225 Bush Street, Suite 1700</u>	Address: <u>323 Fifth Street</u>
City/State/Zip: <u>San Francisco, CA 94104</u>	City/State/Zip: <u>Eureka, CA 95501</u>
Contact: <u>Gary Oates</u>	Phone: <u>707-476-2709</u>
Phone: <u>415-896-5900</u>	

Signature of Lead Agency Representative: \_\_\_\_\_

Date: 11/18/2008

Authority cited: Section 21083, Public Resources Code. Reference: Section 21161, Public Resources Code.

## **MARINA CENTER PROJECT DESCRIPTION**

**PROJECT LOCATION:** The project site is located in the City of Eureka on a 43 acre site that is generally bounded by Waterfront Drive to the north and west, Washington Street to the south, and Broadway (Highway 101) to the east. Assessor Parcel Numbers: 001-014-002; 003-021-009; 003-031-003; 003-031-008; 003-031-012; 003-031-013; 003-041-005; 003-041-006; 003-041-007; and 003-051-001.

**PROJECT DESCRIPTION:** The project applicant, CUE VI, LLC proposes a mixed-use development that would include approximately 313,500 sq. ft. of Retail/Service/Furniture including 28,000 sq. ft. of Nurseries/Garden; 104,000 sq. ft. of Office; 72,000 sq. ft. of Multi-Family Residential (54 dwelling units); 70,000 sq. ft. of Light Industrial use; 14,000 sq. ft. of Restaurant; and 12,500 sq. ft. Museum. The new buildings would be between one and five-stories. The project would include approximately 1,590 parking spaces, including about 462 spaces in a four-level parking structure.

The project would include remediation of the brownfield project site to meet federal and state environmental cleanup and water quality standards.

The project would also include the creation of an 11.89 acre wetland reserve. This area would include landscaped buffers surrounding the slough and created wetlands area providing protection for native wildlife. The proposed habitat area would include a perimeter walkway with a kiosk or interpretive signs at vantage points to view native flora and fauna.

The project would also include pedestrian and roadway improvements, including a proposed extension of Fourth Street into the site, connecting to and terminating at Waterfront Drive; and the proposed extension of Second Street into the site, connecting to and terminating at the Fourth Street extension. Additional access would be provided via driveway access from the Sixth Street and Broadway intersection. The project would also include the construction of a landscaped pedestrian and bicycle path parallel to Waterfront Drive, as well as landscaping throughout the site. On-site landscaping would incorporate native plants, ranging from restored slough and wetland aquatic plants to upland trees, shrubs, and grasses indigenous to the region. Figure III-2 presents an illustrative project site plan.

The four parcels which roughly make up the tract of land know as the Balloon Track have an existing general plan land use designation of Public/Quasi Public (PQP) with a corresponding zoning designation of Public (P). Five of the existing remaining parcels have an existing land use designation of Light Industrial (LI) with a corresponding zoning designation of Limited Industrial (ML). The last two parcels have an existing land use designation of Highway Service Commercial (HSC) with a corresponding zoning designation of Service Commercial (CS).

The project proposes to amend the certified Local Coastal Program (LCP) to a combination of designations that include General Service Commercial (GSC), Professional Office (PO), Waterfront Commercial (WFC), Limited Industrial (LI), and Water Conservation (WC). The LCP amendments would include amendments to both the Land Use Plan, which is the relevant portion of the local general plan, and the Implementation Plan, which includes the zoning ordinance and zoning district maps.

The proposed project design would draw from the site's maritime and industrial heritage, as well as from the contemporary influences of the Eureka waterfront, Old Town and downtown areas. Development of the site would seek to maximize views of Clark Slough, as well as Humboldt Bay, the small-boat marina, and the developing waterfront west of the site.